



Woodham Gate, Newton Aycliffe

Newton Aycliffe



In Excess of £340,000



9 Woodham Gate

Newton Aycliffe, Newton Aycliffe

We are delighted to bring to market this versatile and extended five-bedroom detached home, nestled in a quiet cul-de-sac in the highly sought-after Woodham area of Newton Aycliffe, while remaining within easy reach of the town centre.

This impressive home boasts spacious and well-appointed reception rooms, creating a warm and inviting atmosphere. The private rear garden, which is not directly overlooked, offers a perfect blend of peace and tranquillity.

The property features five generously sized double bedrooms, ensuring plenty of space for family living. The family bathroom includes a separate shower cubicle, while the master bedroom benefits from an ensuite complete with both a shower cubicle and a bath, offering a touch of luxury.

Additional standout features include high-quality fitted windows and doors with stylish grey frames, an automatic 'Alutech' garage door in matching grey, and LED exterior lighting for a sleek, modern finish. A state-of-the-art Biomass central heating system, solar panels, and cavity wall insulation make this home exceptionally well-insulated and highly economical to run.

Designed with versatility in mind, the thoughtful layout ensures a perfect balance of living, dining, and relaxation spaces, catering to a variety of buyers.

With homes of this calibre in high demand, we expect significant interest—early viewing is highly recommended to avoid disappointment!

Council Tax band: F

Tenure: Freehold



Hallway

13'3" x 10'10" (4.04 x 3.33m)

Wc

7'10" x 2'10" (2.41 x 0.88m)

Lounge

11'11" x 21'2" (3.64 x 6.45m)

Kitchen/Diner

22'8" x 9'8" (6.92 x 2.96m)

Utility room

8'10" x 9'2" (2.72 x 2.80m)

Conservatory

21'0" x 8'6" (6.42 x 2.61m)

Landing

17'8" x 5'6" (5.40 x 1.70m)

Bedroom 1

10'10" x 12'7" (3.30 x 3.84m)

En-suite

8'1" x 5'0" (2.47 x 1.54m)

Bedroom 2

10'1" x 11'4" (3.10 x 3.46m)

Bedroom 3

13'10" x 8'2" (4.23 x 2.50m)

Bedroom 4

11'6" x 9'10" (3.52 x 3.00m)

Bedroom 5

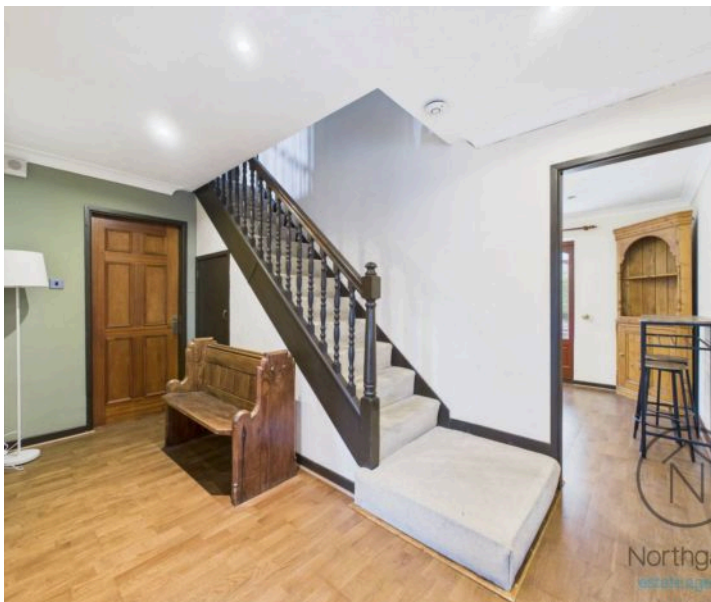
8'11" x 11'7" (2.73 x 3.55m)

Family Bathroom

5'10" x 12'11" (1.78 x 3.96m)

Garage

17'11" x 18'9" (5.48 x 5.71m)





FRONT GARDEN

REAR GARDEN

GARAGE

Double Garage

DRIVEWAY

2 Parking Spaces





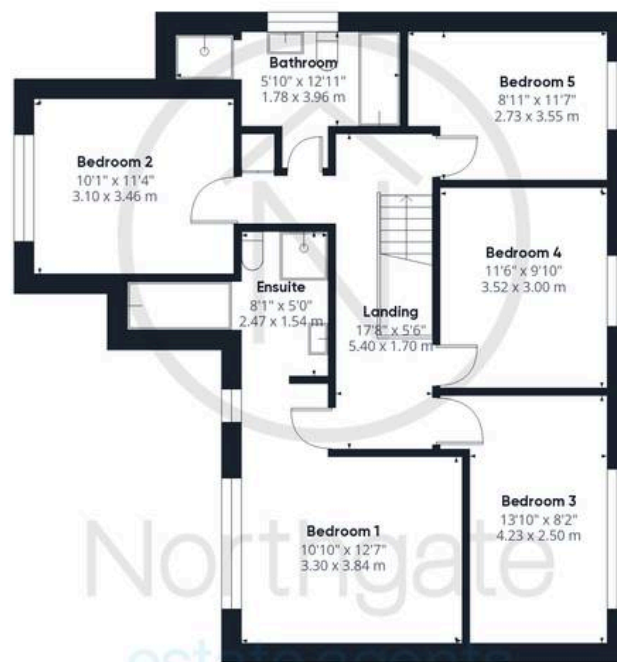




Northgate
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Ground Floor



Floor 2

Approximate total area⁽¹⁾

2075.26 ft²

192.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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